



**City of Santa Barbara**  
Airport Department

**DATE:** May 20, 2009  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – WCP Logistics, Inc.

---

**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with WCP Logistics, Inc., a California Corporation, for 9,000 square feet of fenced land, at 150 Arthur Mollenhauer Road, at the Santa Barbara Airport, effective May 1, 2009, for a monthly rental of \$1,260, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located north of Hollister Avenue in an Airport Industrial (A1-1) zone.

WCP Logistics, Inc. is a local trucking company that has been in business since 2001. They have been leasing space for storage of vehicles and equipment at the Airport since January 2009. The use conforms to existing zoning.

WCP business has been adversely impacted by the high fuel costs compounded by the economic downturn, and as a result WCP has had to reduce the number of vehicles they operate, and no longer require the amount of space they are currently leasing for the trucking operation. Inasmuch as WCP is operating on a month-to-month agreement, the prior lease has been terminated and a new lease is proposed with the reduced space.

The proposed monthly rental is based on a rate of \$.14 per square foot and is comparable to other yards on the Airport for similar use and in similar condition. The proposed reduction will effectively halve the size of the current yard and rent reducing 17,950 square feet to 9,000 and the rent from \$2,513 to \$1,260 per month.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map